

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON THURSDAY, SEPTEMBER 11, 2014 AT 7:00 P.M. IN THE  
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,  
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO  
5 THE AGENDA ITEMS LISTED BELOW.

6  
7 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a  
8 quorum was present.

9  
10 **BOARD MEMBERS PRESENT:**

11		
12	PAUL R. DUNPHEY	PRESIDENT
13	TERRY CHAPMAN	VICE-PRESIDENT
14	ERNIE DAVIS (exc. abs.)	SECRETARY
15	BOB POSTON	MEMBER
16	GLENN ROYAL	MAYOR
17	THOM KOLUPSKI	COUNCIL REPRESENTATIVE
18	GARY BELL	TREASURER
19		

20 **ALSO PRESENT WERE:**

21		
22	GAYLE COOK	CITY MANAGER
23	STEVE WEATHERED	CITY/EDC ATTORNEY
24	PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
25	MEREDITH BRANT	ASST. CITY SECRETARY
26	LEAANN DEARMAN	COMMUNICATIONS DIRECTOR
27		

28 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

29  
30 None

31  
32 **2.0 SPECIFIC PUBLIC HEARING**

33  
34 **2.1 Proposed SEDC project for economic development including expenditures:**  
35 **"Development of a Comprehensive Master Plan in an amount not to exceed**  
36 **\$100,000." The public hearing is held pursuant to Local Government Code**  
37 **Section 505.159.**

38  
39 No comments.

40  
41 **3.0 PRESENTATIONS**

42  
43 **3.1 Communications Director's quarterly report. (Dearman)**  
44

45 Ms. Dearman gave her report.

46  
47 **3.2 EDC Director's report on economic development activities for August,**  
48 **2014. (Chavez)**

49  
50 Mr. Chavez gave his report.

51  
52 **4.0 NEW BUSINESS**

53  
54 **4.1 Consider for approval of Resolution No. 2014-01 SEDC, Master Plan**  
55 **Project.**

56  
57 **A RESOLUTION APPROVING A PROPOSED SEDC PROJECT – HIRING OF**  
58 **AN INDEPENDENT CONSULTANT FOR UPDATE OF THE COMPREHENSIVE**  
59 **MASTER PLAN INCLUDED IN PROJECTS FUND BUDGET LINE ITEM 707-**  
60 **5617 FOR FISCAL YEAR 2014/15.**

61  
62 Motion was made by Mayor Royal and seconded by Mr. Bell

63  
64 To approve Resolution No. 2014-01 SEDC, Master Plan Project as presented.

65  
66 MOTION CARRIED BY UNANIMOUS CONSENT.

67  
68 **4.2 Review of Sidewalks Project for Old Seabrook. This is a tabled item.**  
69 **(Chavez)**

70  
71 Motion was made by Councilor Kolupski and seconded by Mayor Royal

72  
73 To untable the item for discussion.

74  
75 MOTION CARRIED BY UNANIMOUS CONSENT.

76  
77 Mr. Chavez made the following recommendations:

- 78
- Participate in the upcoming Seabrook Comprehensive Master Plan development. (approximately 18 months)
  - From the results of the Comprehensive Master Plan, apply for the Livable Centers Study offered by the Houston-Galveston Area Council. The Livable Centers Study will identify the feasibility and recommended funding sources for approved projects. The Livable Center Study is funded on an annual basis by H-GAC with a required match of not less than 20% plus an additional 3% TXDOT fee.
- 81  
82  
83  
84  
85  
86

87 Motion was made by Mayor Royal and seconded by Mr. Chapman

88

To remove this item from subsequent agendas until the Master Plan Commission has made its recommendations.

MOTION CARRIED BY UNANIMOUS CONSENT.

**4.3 Consider nominating a Seabrook business for "Business of the Year" at the Economic Alliance Port Region's annual banquet. (Chavez)**

Mayor Royal nominated KO Sailing. The company does a dynamic job with the youth and should be a strong contender for the award.

VOTING FOR: Dunphey, Chapman.

Councilor Kolupski nominated Donald's Donuts. The owner is always forthcoming with donations, particularly in the aftermath of Hurricane Ike. She can always be counted on for aiding the local schools, for donations, door prizes and various other community support.

VOTING FOR: Dunphey, Royal, Kolupski.

Mr. Bell nominated Tookie's, which invests a lot in Seabrook and is currently expanding to include Tookie's Seafood.

VOTING FOR: Bell.

Motion was made by Councilor Kolupski and seconded by Mr. Bell

To nominate Donald's Donuts as the Seabrook "Business of the Year."

MOTION CARRIED BY UNANIMOUS CONSENT.

**4.4 Discuss and consider possible action on the contract for services with the Bay Area Houston Economic Partnership (BAHEP). (Chavez)**

Motion was made by Mayor Royal and seconded by Mr. Bell

To approve the contract for services with BAHEP.

MOTION CARRIED BY UNANIMOUS CONSENT.

**4.5 Discussion and possible action on the advertising contract with KO Sailing. (Chavez)**

Mr. Chavez recommended approval of this item.

**7.2 Annual performance review of EDC Attorney.**


**8.0 OPEN MEETING** – At 8:09 p.m., President Dunphey reconvened the Board in open session and announced that no action was taken on Items 7.1 and 7.2. He added that the contracts for both EDC Director and EDC Attorney will continue.

The next scheduled meeting date will be November 13.

Upon motion, the meeting was adjourned at 8:11 p.m.

APPROVED THIS   <sup>TH</sup> DAY OF NOVEMBER 2014.

  
\_\_\_\_\_  
Paul Dunphey, President

  
\_\_\_\_\_  
Meredith Brant, TRMC  
Assistant City Secretary

